



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
Fulshear, Texas 77441
Phone: 281.346.8860 ~ Fax: 281.346.8237
www.fulsheartexas.gov

RESIDENTIAL BUILDING PERMIT REQUIREMENTS

- _____ I. Building Permit Application
 - _____ All information on application completed
 - _____ Water/Sewer application with all information completed
 - _____ Permit Fee
 - _____ Water/Sewer Fee

- _____ II. Drawings and Data (Two Copies)
 - _____ Site plans showing all property lines, existing and proposed structures, and drive approach. Drawings must be drawn scale and show a north arrow.
 - _____ Architectural drawings with floor plans, elevations, framing plan, material information identifying all construction material. Drawings must be drawn to scale.
 - _____ Foundation details with reinforcing schedule with a State of Texas registered engineer's seal.
 - _____ Pumping riser diagrams
 - _____ Electrical wiring diagrams and load calculations.
 - _____ Energy Code Report (Energy Star or ResCheck) with property address and plan number, signed by architect, engineer, energy star provider or IECC certified plans examiner
 - _____ Windstorm design details that meet 110mph windspeed

Master Plans – Master plans are a great way to speed up the permitting process and reduce paper. To master a plan please submit two copies of each plan. Once the master plan is approved the following paperwork will be the only requirements needed for a permit. (2 complete sets of the following)

- Permit Application (with Master Plan number listed on application)
- Water/Sewer Tap Application
- Site Plan
- Energy Code (with correct property address and signature from energy code provider)
- Engineer Letter
- Permit Fee
- Water/Sewer Tap Fee



City of Fulshear Residential Building Permit Application

P O Box 279 / 29378-A McKinnon Rd. Fulshear, Texas 77441 Phone: 281.346.8860 ~ Fax: 281.346.8237

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Inspection Request BEFORE 3 PM for next day inspection: Phone 281-346-8850

E-Mail: inspections@fulsheartexas.gov

Project Address: _____ **Application #:** _____ - _____

Project Name: _____ **Approved Plat:** ☐ Yes ☐ No **Zoning District:** _____

Flood Zone: _____ **Subdivision:** _____ **Section:** _____ **Lot :** _____ **Block:** _____

Property Owner: _____ **Address:** _____ **City:** _____

State/Zip: _____ **Phone:** () - - **Fax:** () - -

Class of Work: ☐ New ☐ Remodel ☐ Demolition ☐ Addition **Total Square footage of Improvements :** _____

MASTER PLAN NO. _____ **ELEVATION:** _____ **OPTION(S):** _____ [if added square footage]

Residential: # of Stories ☐ 1 ☐ 2 ☐ 2.5 ☐ Basement; **Building Height:** _____

Number of Bedrooms ☐ 1 ☐ 2 ☐ 3 ☐ 4 or ☐ _____; **Number of Baths** _____

Garage: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ Attached ☐ Detached **Exterior:** ☐ Brick, ☐ Stone, ☐ Stucco, ☐ Other:

Description of Work:

Contractor (Company Name): _____

Fulshear Contractor Registration No. _____

Address: _____ **City,** _____ **State/Zip:** _____

Phone #: _____ - _____ - _____ **Fax#:** _____ - _____ - _____ **Cell #:** _____ - _____ - _____

Contact Person: _____ **E-mail:** _____
(PLEASE PRINT)

Valuation of the Project \$ _____

Signature of Permittee: _____ **Date:** _____

OFFICIAL USE ONLY

Received By: _____ **Time/Date Stamp:** _____

Plan Checking Fee: _____ **Building Permit Fee:** _____ **TOTAL FEES:** _____

No Exceptions Taken: _____ **Date:** _____

03-12-15 JRB

City of Fulshear

Commercial / Residential Building Permit Application

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FEE SCHEDULE

COMMERCIAL [Building Valuation is data produced by ICC and updated bi-annually, www.iccsafe.org]

Building Permit Fee* [Total cost of construction]	\$ _____
Plan Review Fee** [50% of total building permit fee]	\$ _____
Total Building Permit fee:	\$ _____

Plan Review Fee: Shall be paid at the time of plan submittal. It will be 50% of the Building Permit fee, this applies to all projects over \$1000.00.

Building Valuation of:

\$50,000 or Less	=	\$700.00 plus \$5.75 per thousand over \$1000.00 or fraction thereof;
\$50,001.00 to \$100,000.00	=	\$800.00 plus \$4.75 per \$1000 or fraction thereof over \$50,001.00
\$100,001.00 to \$500,000.00	=	\$1000.00 plus \$3.50 per \$1000 or fraction thereof over \$100,001.00;
\$500,001.00 to \$1,000,000.00	=	\$3,500.00 plus \$3.00 per \$1000 or fraction thereof over \$500,001.00;
\$1,000,001.00 or more	=	\$4,064.00 plus \$3.00 per \$1000 or fraction thereof over \$1,000,001.00.

Example: Total Cost of Construction: \$401,250.00

Building Permit Fee*:	\$1000.00	+	
	$(\$301,249.00 / \$1000 = 301.249 \times \$3.50 = \$1,054.37)$	=	\$2,054.37
	<u>Plan Review Fee** = 2054.37 / 2</u>	=	<u>\$1,027.19</u>
Total Building Permit Fee			\$3081.56

RESIDENTIAL [Building Valuation is based on \$100.95 per square foot of the total structure]

Building Permit Fee^[Total square footage]	\$ _____
Plan Review Fee^^[50% of the total building permit fee]	\$ _____
Sub-Total	\$ _____
New Structure Inspection Fee	\$600.00
[remodel, additions inspection fees will be based on the scope of the project]	
Permit Application Fee: <u>Shall be paid at the time of plan submittal</u>	\$ 35.00
Total Building Permit Fees:	\$ _____

Example:

Building Valuation^: 3500 square foot total [each floor level + garage] X \$100.95	=	\$ 353,325.00
\$460.00 + (\$ 253,325.00 / \$1000.00 = 253.33 X \$ 3.00 = \$ 759.99)	=	\$ 1,219.99
Plan Review Fee^^: \$1219.99 / 2	=	\$ 609.00
Permit Application Fee		\$ 35.00
New Structure Inspection Fee		\$ 600.00
Total Building Permit Fee		\$ 2463.99

Building Valuation^ of:

\$1,000.00 or Less	=	\$25.00 Minimum
\$1001.00 to \$50,000.00	=	\$25.00 plus \$5.00 per \$1000.00 or fraction thereof over \$1,000.00
\$50,001.00 to \$100,000.00	=	\$260.00 plus 4.00 per \$1,000.00 or fraction thereof over \$50,000.00
\$100,001.00 to \$500,000.00	=	\$460.00 plus \$3.00 per \$1000.00 or fraction thereof over \$100,000.00
\$500,001.00 to \$1,000,000.00	=	\$2314.00 plus \$3.50 per \$1000.00 or fraction thereof over \$1,000,000.00
\$1,000,001.00 or more	=	\$4064.00 plus \$3.00 per \$1000.00 or fraction thereof over \$1,000,001.00

3-12-15 JRB



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P.O. Box 279/30603 FM 1093
Fulshear, TX 77441
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APPLICATION FOR RESIDENTIAL UTILITY SERVICES/NEW CONSTRUCTION

Date of Application: _____

District: _____

Subdivision Name: _____

Meter Size (please specify): 5/8" _____ 3/4" _____ 1" _____ Other _____

Service Address: _____

Lot: _____ Block: _____ Section: _____

Billing Information for Monthly Water Bill:

Customer Name: _____

Mailing Address: _____

City/State/Zip: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

APPLICANT TO ATTACH PLOT PLAN, SHOWING PROPOSED LOCATION OF BUILDING

*METERS WILL BE INSTALLED 10 TO 15 BUSINESS DAYS AFTER TRANSMITTAL DATE

I HEREBY ACCEPT ALL THE ABOVE CONDITIONS AND CERTIFY THAT ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE.

Signature Print Name Phone # Date

For Office Use Only:

Tap Order #: _____ Location #: _____

Payment Date: _____ Inspection Date: _____ Transmittal Date: _____



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Standards For Concrete and Steel **(Residential and Commercial)**

Residential

1. **Public Sidewalks:** 4' wide, 4" thick minimum concrete at 2500 PSI reinforced with #3 rebar, 18" OCEW supported, dowels @ 18" OC. *(must comply with all notes)
2. **Walkways:** Minimum 2' wide, 3 1/2" thick minimum concrete at 2500 PSI reinforced with minimum 6"X6", #6 wire mesh supported dowels @ 18" OC. *(must comply with all notes)
3. **Driveways:** 3 1/2" thick minimum concrete at 2500 PSI reinforced with minimum 6"X6", #6 wire mesh supported, dowels @ 18" OC. *(must comply with all notes)
4. **Radius:** 2' to 5' *(must comply with all notes)
5. **Patio Slabs:** 4" thick minimum concrete at 2500 PSI reinforced with minimum 6"X6", #6 wire mesh supported. If attaching to existing concrete, add dowels at 18" OC. *(must comply with all notes)
6. **Approach:** 6" thick minimum concrete at 2500 PSI to property line
 - a. #3 rebar at 18" OCEW and supported
 - b. Sleeve dowels at existing concrete street (unless street is asphalt) and attach two (2) each #3 rebar running parallel to the street and tied to the dowels. *(must comply with all notes)

Commercial

1. **Driveways:** 6" thick minimum concrete at 3000 PSI
 - a. #3 rebar at 24" OCEW, dowels at 18" OC
 - b. *(must comply with all notes)
2. **Common Parking:** 5" thick minimum concrete at 3000 PSI
 - a. #3 rebar at 24" OCEW, dowels at 18" OC
 - b. *(must comply with all notes)
3. **Radius:** 5' to 10' *(must comply with all notes)
4. **Approach:** 6" thick minimum concrete at 3000 PSI to property line
 - a. #3 rebar at 18" OCEW and supported
 - b. Sleeve dowels at existing concrete street (unless street is asphalt) and attach two (2) each #3 rebar running parallel to the street and tied to the dowels. *(must comply with all notes)

Notes

1. **Full Expansion Joints:** Pressure treated or sound heart redwood 1/4" thick with OA 90 asphalt joint seal
 - a. 10' OC
 - b. 12" dowels, 18" OC
 - c. 6" into existing slabs and epoxyed
 - d. Sleeve exposed sides and dowels
2. **Partial Expansion Joints:** 1"X2" expansion joint (pressure treated or sound heart redwood with steel running continuously underneath (no dowels needed)
 - a. 10' OC
3. **Control Joints:** Saw cut between every expansion joint. 1/2" x 1/2"
4. **Dowels:** (load transmission devices) #3 rebar, 12" long, 18" OC
 - a. 6" into existing slabs and epoxyed
 - b. Sleeve exposed sides
5. **Proper Steel Support and Placement:** 2" from ground, 1/2" form boards, and all steel must be tied. Must use one of the following non-corrosive steel approved chairs concrete bricks, or other approved material.



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Phone: 281-346-1796 ~ Fax: 281-346-2556

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Residential Building Permit Approval

Typical Notes:

1. Permits and Accepted Plans are required on the job at all times.
2. Address needs to be posted visible from the street at all times.
3. Electrical, Mechanical, and Plumbing, permits will need to be pulled separately by licensed, registered contractors prior to starting work.
4. All changes to construction plans must be submitted to the City prior to work being performed.
5. Inspections must be called or emailed to the city prior to 3pm the day before requested inspection.
6. All inspections must be requested by email to inspections@fulsheartexas.gov or called in to the city inspection line 281-346-8850, prior to 3pm the day before.
7. When requesting an inspection, the contractor must supply the address and permit number along with the type of inspection. Permit holder will solely be allowed to schedule final inspections.
8. Re-inspections fees are required to be paid prior to re-inspection being scheduled. Re-inspection fees are \$60.00.
9. Firewall inspections are required prior to cover up. (when firewalls are required)
10. Prior to final inspection the contractor must supply the city with a copy of the final survey and the final energy code inspection report, the energy code report must also have the duct leakage test report.
11. All backflow devices must be inspected and certified prior to final inspection approval.
12. Occupancy of the building is prohibited until the final building inspection is approved.

Inspections will not be made if the address and permit is not posted.

Inspections will not be performed when there are major construction debris or storm water issues.